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# Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, APRIL 24, 2014 AT 10:00 AM  
COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. TAD-514 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-898**

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Eligibility Criteria for Transit Facilities*

**NO. TAD-515 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-867**

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *the location of Chicago Landmark Designation within a proposed development site*

**NO. A-7986 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1512**

**Common Address:** 2517 W Medill Ave

**Applicant:** Alderman Joe Moreno

**Change Request:** RM4.5 Residential Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

**NO. A-7987 (9<sup>TH</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1513**

**Common Address:** 11103 South Michigan Ave

**Applicant:** Alderman Anthony Beale

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

**NO. A-7985 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1514**

**Common Address:** 5155-59 West Belmont Ave

**Applicant:** Alderman Ray Suarez

**Change Request:** B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-7988 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1515**

**Common Address:** 5100-60 West Belmont Ave

**Applicant:** Alderman Ray Suarez

**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-7989 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1516**

**Common Address:** 2800-10 North Lincoln Ave; 1200-08 W Diversey Parkway

**Applicant:** Alderman Scott Waguespack

**Change Request:** C1-3 Neighborhood Commercial District to B3-2 Community Shopping District

**NO. A-7990 (38<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1517**

**Common Address:** 7824-26 W Belmont Ave/ 3505-07 N Opal Ave

**Applicant:** Alderman Timothy Cullerton

**Change Request:** B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-7991 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1518**

**Common Address:** 5950 N Ravenswood Ave

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) to a T (Transportation District)

**NO. A-7993 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 2014-1522**

**Common Address:** 1800 W Peterson

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to a T (Transportation District)

**NO. 17955-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1435**

**Common Address:** 1742-50 W Chicago Ave

**Applicant:** Forbidden Root, A benefit LLC (Robert Finkel)

**Owner:** Elzie Higginbottom

**Attorney:** Rolando Acosta

**Change Request:** B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** Two existing retail spaces will remain. Existing two story building containing 7,035 sq. ft. to be used for a beer production facility with a maximum capacity of 9,000 barrels per year, a lounge with a capacity of approximately 150 seats, a package sales area of approximately 500 sq. ft., a kitchen for preparation of food and related offices and meeting areas. No off-street parking or loading will be provided.

**NO. 17965 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1445**

**Common Address:** 2501-19 W Armitage Ave

**Applicant:** Spearhead Properties LLC (Dimitri Nassai, Mario Greco, Tony Andrews, Chris Walsh, Sean Staunton)

**Owner:** T Dowd LLC

**Attorney:** Thomas Moore

**Change Request:** C1-1 Neighborhood Commercial District to B3-3 Community Shopping District Community Shopping District, and then to a Residential Business Planned Development

**Purpose:** To construct two four story mixed-use buildings connected by a one story central lobby/amenity space, with 78 (39 per building) residential dwelling units, a 4,875 sf retail space and 57 indoor parking spaces.

**NO. 17950-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1430**

**Common Address:** 1534 W Cortez Street

**Applicant:** Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

**Owner:** Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

**Purpose:** The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new four-story (with basement), three-unit. all residential building (5,428.2 sq. ft.). There will be one duplex unit located between the basement and 1<sup>st</sup> floor, one duplex unit between the 2<sup>nd</sup> and 3<sup>rd</sup> floors, and a simplex unit on the 4<sup>th</sup> floor. The 4<sup>th</sup> floor unit will also have access to a private deck (patio) located at the south end of the roof. The remainder of the roof will contain a communal deck for residents of the other two (2) dwelling units. There will be three (3) paved parking spaces provided at the rear of the building. The proposed building will be constructed to a height of 45'-0".

**NO. 17970 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1450**

**Common Address:** 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

**Applicant:** 1546 N Clark LLC (See application for list of LLC members)

**Owner:** (See application for list of owners)

**Attorney:** Katriina McGuire/ Schain, Burney, Banks & Kenny

**Change Request:** B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall.

**NO. 17967 (4<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1447**

**Common Address:** 3525 S Dr. Martin Luther King Jr Drive

**Applicant:** 3525 S King Drive Inc. (Lester L Barclay)

**Owner:** 3525 S King Drive Inc. (Lester L Barclay)

**Attorney:** Mitchell Mancione

**Change Request:** RM-5 Multi Unit District to C3-3 Commercial, Manufacturing and Employment District

**Purpose:** Proposed Used: 100% of space to be used to house a law office

**NO. 17948 (7<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1428**

**Common Address:** 8656-58 S Essex

**Applicant:** All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

**Owner:** All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

**Attorney:** Paul Kolpak

**Change Request:** B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**Purpose:** Renovate existing 1 story brick building to become a church that seats 32 people, and will have four parking spaces.

**NO. 17946 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1426**

**Common Address:** 960-980 W 38<sup>th</sup> Street; 3757-3769 South Morgan Street

**Applicant:** 969 Land LLC (See application for list of LLC members)

**Owner:** 969 Land LLC and City of Chicago

**Attorney:** Stephen Schuster

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Applicant intends to develop the Property with 21 residential townhomes. Applicant will construct no additional onsite parking except for 2-car garages attached to each townhome. There will be no commercial space on the developed Property, and the height of each townhome will be approximately 25 feet.

**NO. 17959-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1439**

**Common Address:** 3847-3859 South Parnell Ave; 250-256 W Pershing Road

**Applicant:** TD Capital Investments (Michael Tardin Jr.)

**Owner:** TD Capital Investments (Michael Tardin Jr.)

**Attorney:** Mara Georges

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** A 6-unit, 2-story, 35' high townhouse building with 10 parking spaces.

**NO. 17960 (14<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1440**

**Common Address:** 5116-5120 South Lorel

**Applicant:** Tadeusz Sandrzyk

**Owner:** Tadeusz Sandrzyk

**Attorney:** Christopher Koczwara

**Change Request:** RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** To allow the use of the existing single family residence on a lot measuring 60 x 125 and to allow the construction of a new single family residence on a lot measuring 30 X 125.

**NO. 17954 (17<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1434**

**Common Address:** 7654-56 S Peoria Street; 904-910 W 77<sup>th</sup> Street

**Applicant:** Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

**Owner:** Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

**Attorney:** Sabrina Herell of Logik Legal LLC

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will remain residential but with 12 dwelling units. Property has 12 parking spaces. Property is 7,435 sq.ft. and 30 ft. high.

**NO. 17961 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1441**

**Common Address:** 2328-42 South Princeton Ave

**Applicant:** Johnny Zheng

**Owner:** Johnny Zheng

**Attorney:** Gordon & Pikarski

**Change Request:** RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The subject site will be improved with a sixty foot high mixed use building containing 18 residential units, 19 parking spaces and approximately 2,383 square feet of commercial space.

**NO. 17973-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1453**

**Common Address:** 820 S Canal Street and 815 South Clinton Street

**Applicant:** SF CH1 LLC (See application for list of LLC members)

**Owner:** SF CH1 LLC (See application for list of LLC members)

**Attorney:** Quarles & Brady LLP – Robert Gamrath

**Change Request:** Airport Planned Development No. 221 to DS-5 Downtown Service District

**Purpose:** Emergency generators will be located within manufactured enclosures on a portion of the property and will service the neighboring data center at 840 S. Canal St. a portion of the property will be used for accessory off-street parking in support of the adjacent data center. The remaining portion of the property will be used for non-accessory off street parking.

**NO. 17969-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1449**

**Common Address:** 1653-55 North Central Park Ave/3565-3575 West Wabansia Ave

**Applicant:** 3565 W Wabansia Inc (See application for list of LLC members)

**Owner:** 3565 W Wabansia Inc (See application for list of LLC members)

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

**Purpose:** To allow construction of six (6) new townhomes. One garage parking space is provided for each of five dwelling units/townhomes. There will be one exterior parking space. Parking will be located on the east portion of the property accessible by the public alley. The footprint of each townhome will be 23 ft. 6 in. by 30 feet (for a total of 705 feet on three levels). The height of each townhome will be 31 ft. 2 In. high, as defined by City code.

**NO. 17949 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1429**

**Common Address:** 1326 West Chestnut Street

**Applicant:** McNamara Builders Inc. (Thomas McNamara)

**Owner:** McNamara Builders Inc. (Thomas McNamara)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build one 3 DU residential building; no retail/commercial space height - 38 feet; 3 parking spaces

**NO. 17951 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1431**

**Common Address:** 832-838 West Erie Street and 640-652 North Green Street

**Applicant:** Dominus Holdings, LLC (See application for list of LLC members)

**Owner:** 832 W Erie Development LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. Each eight-unit building will have an attached (interior) four-oar garage and outdoor parking for four (4) vehicles. The four-unit building will have outdoor parking for four vehicles. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.



**NO. 17958 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1438**

**Common Address:** 3255-59 N Western Ave; 2349-57 W School St; 3301-07 N Western Ave; 2348-56 W School St

**Applicant:** Chicago School Partners LLC (See application for list of LLC members)

**Owner:** Chicago School Partners LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Two three story buildings, with the 3301-07 N. Western Ave./2348 -46 W. School St. building containing 8 dwelling units, a work-live space and eight parking spaces and the 3255 - 59 N. Western Ave./2349-57 W. School St. building containing 6 dwelling units and six parking spaces.

**NO. 17966 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1446**

**Common Address:** 3700-14 North California Ave

**Applicant:** 3700-3714 No California Rowhomes LLC

**Owner:** Uhlich Children’s Advantage Network

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** To construct eight 2 story with basement residential dwelling unit townhomes with 8 detached two car garages with no commercial space.

**NO. 17947 (39<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1427**

**Common Address:** 6045 N Keystone

**Applicant:** Key Stone LLC (Jameson Green)

**Owner:** Key Stone LLC (Jameson Green)

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** New owner that would like to be able to assemble and sell lighting fixtures in existing 1 story brick building, with the exterior to remain the same

**NO. 17971 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1451**

**Common Address:** 1800 West Foster Ave

**Applicant:** Foster Avenue Properties LLC (See application for list of LLC members)

**Owner:** Foster Avenue Properties LLC (See application for list of LLC members)

**Attorney:** Richard Kruse

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and M1-2 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/ Business Park District

**Purpose:** The building will remain a public storage facility. Ownership proposes to add a 3rd story of storage to a final building height of 40 feet, there are no parking spaces associated with this building.

**NO. 17953 (41<sup>st</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1433**

**Common Address:** 6963-51 North Moselle; 6934-58 North Hiawatha Ave; 6871-6895 North Leoti; 6852-6892 N Mendota

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George

**Change Request:** RS-1 Residential Single-Unit (Detached House) to an Institutional Planned Development

**Purpose:** The proposed 34,648 SF addition will be added to the existing 24,975 SF school.

**NO. 17968(42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1448**

**Common Address:** 520 North Orleans

**Applicant:** Grand/ Or LLC (See application for list of LLC members)

**Owner:** Grand/ Or LLC (See application for list of LLC members)

**Attorney:** Edward Kus

**Change Request:** Planned Development 624 to DX-7 Downtown Mixed Use District

**Purpose:** No change in use. There will be no new development. This amendment seeks to correct a previous error in the legal description. The property is not within the boundary of Planned Development 624.

**NO. 17972 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1452**

**Common Address:** 730-740 N Rush St; 48-66 E Superior St.

**Applicant:** Superior Street Partners LLC

**Owner:** VPC 740 Rush LLC

**Attorney:** Mara Georges

**Change Request:** DX-12 Downtown Mixed-Use District to a Business Planned Development

**Purpose:** A 45-story, 444' high, commercial building with an approximately 613-room hotel, and first and second floor restaurant and retail space (approximately 26,000 sq.ft. of restaurant and retail space). No accessory parking

**NO. 17956 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1436**

**Common Address:** 1906 N Halsted Street

**Applicant:** JEM Halsted LLC (James Masterson)

**Owner:** JEM Halsted LLC (James Masterson)

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

**Purpose:** Existing 1 story brick building with 2,455 square foot vacant retail space to be converted into a 1,316 sf health fitness club storefront with no parking and 1,139 sf a retail space in the rear of the building.

**NO. 17957 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1437**

**Common Address:** 731 W Melrose

**Applicant:** 731 Melrose St. (See application for list of LLC members)

**Owner:** 731 Melrose St. (See application for list of LLC members)

**Attorney:** Thomas Moore

**Change Request:** RM4.5 Residential Multi-Unit District to RM6 Residential Multi Unit District

**Purpose:** To construct a 4 story with basement 4 unit residential dwelling unit building with a 4 car garage with roof deck, with a total building height 68' and no commercial space

**NO. 17963-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1443**

**Common Address:** 2600 W Irving Park Road

**Applicant:** Waltenburg Holdings LLC

**Owner:** BS Realty LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** The existing tall one-story office and warehouse building will remain. The 11 on-site parking spaces will also remain. The reason for the zoning amendment is to allow the Applicant to locate and establish a day care facility within the existing building at the subject property. The day care facility will be the sole building tenant. All of the proposed conversion work will be contained within the existing one story building. There will be no expansion of the existing building.

**NO. 17962 (50<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1442**

**Common Address:** 6649 North Maplewood

**Applicant:** Cristian Dan

**Owner:** Cristian Dan

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. Two (2) parking spaces will remain located within an existing garage. A new, third parking space will be located at the rear of the lot on a concrete pad adjacent to the garage.